



Housing Authority of the City of Alameda

701 Atlantic Avenue - Alameda, California 94501-2161 - TEL: (510) 747-4300 - FAX: (510) 522-7848 - TDD: (510) 522-8467

MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD ON WEDNESDAY, SEPTEMBER 15, 2010

The Commission was called to order at 7:02 p.m. by Chair Kurrasch.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Couwenberg, Jones, Pratt, Smith and Chair Kurrasch

Absent: None

2. CONSENT CALENDAR

Commissioner Pratt moved acceptance of the Consent Calendar. Commissioner Jones seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

- *2-A. Minutes of the Housing Commission Regular Meeting held August 18, 2010. Minutes were accepted.
- *2-B. Budget Variance Report. This report was for information only.
- *2-C. Award the Contract Bay Area Contract Carpets in the amount of \$60,000 for unit flooring replacement, and Authorize the Executive Director to Execute the Contract. The Housing Commission:
 - 1. Awarded the contract to Bay Area Contract Carpets in the amount of \$60,000 and;
 - 2. Authorized the Executive Director to execute the contract.
- *2-D. Installation of a solar thermal system to supplement the existing domestic water heating system at Anne B. Diamant Plaza. This report was provided for information only. Staff submitting a recommendation for the award of the contract at the October 5, 2010 Board of Commissioner's meeting.
- *2-E. Results of Customer Satisfaction Survey for 2010. The Commission accepted the survey results and directed staff to provide the Executive Summary to the Chief Executive Officer and Board of Commissioners.

3. AGENDA

- 3-A. Reporting Quarterly and Annual Police Activities. Mr. Michael Pucci, Executive Director, expressed his disappointment with the absence of the police officers and will follow-up. He explained there have been no significant crimes from April through June 2010, and crimes are down in Housing Authority complexes.

Chair Kurrasch was pleased with the report.

Commissioner Pratt moved acceptance of this report and authorization to provide the quarterly and annual statistics to the Board of Commissioners. Commissioner Jones seconded. Motion carried unanimously.

- 3-B. Housing Authority Budget Revision No. 1 for Fiscal Year 2011. Mr. Pucci explained that several issues have surfaced since the budget was approved on April 6, 2010. The FACSA property is no longer managed but owned by the Housing Authority as of July 1, 2010. An internal reorganization has been done which includes a few new positions and reorganizing of other positions. There are Capital Improvement changes and Other Income and Expense changes in the report. In addition, the Travel and Training budget will be amended as more people will be attending the NAHRO conference in Reno, Nevada to accept the Award of Excellence for Shinsei Gardens. Also, Fair Housing Training will be conducted for all Housing Authority staff which involves extra cost.

Commissioner Pratt moved the Housing Commission recommend to the Board of Commissioners to adopt the Resolution to approve the proposed Housing Authority budget revision number 1 to FY2011. Commissioner Jones seconded. Motion carried unanimously.

- 3-C. Amending the Parking Rules. Chair Kurrasch explained that this item is a result of a discussion carried over from last month's meeting. Mr. Pucci stated Mr. Schafer was in attendance and requested this issue be considered. Mr. Pucci summarized the report contents and recommended Option #3. to: Revise the parking rules to prohibit trailers and other non-personal use "vehicles".

Chair Kurrasch asked if this was the original language. Mr. Pucci responded yes, and additional language was also added. Chair Kurrasch asked if the City Attorney reviewed the Parking Rules. Mr. Pucci responded the City Attorney's office reviewed and counseled that any one of the four options could be invoked. They said if a one-time exception was made they would have to review as there could be problems.

Mr. Donald Schafer, Independent Plaza resident, expressed his appreciation for the opportunity to speak on this topic. He said he never asked for a parking permit sticker but was given one. He feels the secure parking is marginal as the gate can be left open. The sole purpose of the trailer is to get his motorcycle out of the weather and keep it safe. He checked the size of the trailer against his truck and truck with a camper. He asked the Commission to consider his request.

Chair Kurrasch thanked Mr. Schafer and said he appreciated his pictures. He opened this topic for discussion and asked if there were any extra parking spaces. Mr. Pucci

responded that there are some vacant parking spaces. Chair Kurrasch asked how many parking spaces would be needed if every Independence Plaza resident wanted parking. Mr. Pucci responded 186 spaces would be needed, but Independence Plaza only has 144 parking spaces, 42 fewer than needed.

Mr. Schafer explained he has two vehicles at Independence Plaza. As long as he can walk he can ride the motorcycle, so he could park his truck elsewhere to comply with the rules. He feels his motorcycle comes first.

Mr. Michael Torrey mentioned the number of parking spaces being used.

Commissioner Smith felt there was an oversight of the rules and Mr. Schafer purchased an expensive and attractive trailer. The Housing Authority should try to work with Mr. Schafer to make room for his trailer – Option #2.

Commissioner Couwenberg expressed concern for a precedent being set by allowing the trailer.

Commissioner Pratt stated the rules need to be amended to be sure this doesn't occur again. Option #3 would amend the rules to ensure this.

Chair Kurrasch read the proposed revisions and commented that language is needed.

Commissioner Pratt moved to amend the Parking Rules to Option #3 – Revise the parking rules to prohibit trailers and other non-personal use “vehicles” and to revise the Parking Rules to clarify the types of vehicles permitted and prohibited on Housing authority property. Commissioner Jones seconded. Motion carried with 4 ayes and 1 abstain (Commissioner Smith).

- 3-D. Authorize Executive Director to Accept Additional Applications for Project-based Voucher Units. Re-open the Waiting List for Applicants requiring a Five-bedroom Unit, and Allow the Waiting List to Expire after 12 Months but with the Option to Extend it for up to 12 Additional Months. Mr. Pucci said the Project Based Voucher Waiting List was recently opened. Almost 12,000 applications were received but all cannot be accepted, only 500 applications will be accepted. Originally 100 applications were to be accepted for studio and one-bedroom units for seniors, 100 applications for three and four-bedroom units and 50 applications for five-bedroom units for a total of 350 applications. The Housing Authority is requesting accepting additional applications for studio and one-bedroom units because there may not be enough. The Housing Authority is also requesting reopening the waiting list for five-bedroom units because of the shortage of applications. The Housing Authority is requesting having the option of letting the waiting list expire after 12 months or to extend the list for an additional 12 months as needed.

A Commissioner asked if this included one-bedroom units. Mr. Pucci said yes, if they are a senior one person household they would be offered a studio or one-bedroom, if they are a senior two person household they would be offered a one-bedroom. He explained there are almost 60 studio apartments and less than 20 one-bedroom project based units.

Chair Kurrasch asked what bedroom size was requested the most. Mr. Pucci said two-bedroom units were requested the most but applicants were ineligible because the Housing Authority is not accepting applications for two-bedroom units since there are enough current applicants on the waiting list. Not enough applications were received for five-bedroom units, with six units available. Chair Kurrasch said these units are hard to fill because there are no longer large families. Mr. Pucci said it's the same for four-bedroom units.

Commissioner Pratt asked if there is a downside to not extending the time. Mr. Pucci said yes, the reason for requesting the waiting list remain open for only 12 months initially is because there might be other things that can be done after the 12 month period to reopen the waiting list. The Housing Authority is looking at a county-wide, Section 8 waiting list involving housing authorities of Oakland, Alameda County, Livermore, Berkeley and Alameda. It may take a while but if it comes to fruition within the next 12 months we want to get onboard and do it immediately. The other reason is that it is very difficult to keep the waiting list "fresh" and he described what had to be done. We want the option to keep it open beyond 12 months in case the county-wide waiting list does not happen within the next 12 months, or if there are still a lot of vacancies.

Commissioner Pratt moved to authorize the Executive Director to:

1. Accept more applications for studio and one-bedroom senior units;
2. Re-open the list for five-bedroom units; and
3. Have the option to allow the waiting list to expire after 12 months or to extend the list for up to an additional 12 months as needed.

Commissioner Jones seconded. Motion carried unanimously.

- 3-E. Approve Satellite Housing/Housing Consortium of the East Bay as the NonProfit Development Partner for Development of 2216 Lincoln Avenue. Chair Kurrasch stated that interviews with the developers for the property at 2216 Lincoln Avenue were very interesting and the Ad-Hoc committee made a decision they wanted to bring to the Commission tonight. A summary was given by Debbie Potter on the status of the property and a presentation was given by Satellite Housing/Housing Consortium of the East Bay.

Commissioner Pratt asked about reporting on funding. Ms. Potter said reporting will be brought back to the Housing Commission for approval by the Board of Commissioners and she gave an update on the next steps.

Commissioner Smith moved to approve Satellite Housing/HCEB as the non-profit development partner for development of 2216 Lincoln Avenue. Commissioner Jones seconded. Motion carried unanimously.

5. ORAL COMMUNICATIONS

None.

6. COMMISSIONER COMMUNICATIONS

Chair Kurrasch said the school board approved him to be on a committee to look at the use of surplus school department property. He will be meeting soon and report back.

7. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:57 p.m.

Arthur A. Kurrasch, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary